

128.0

0002

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

734,900 / 734,900

USE VALUE:

734,900 / 734,900

ASSESSED:

734,900 / 734,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
52		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: EISENBERG LYNNE	
Owner 2:	
Owner 3:	

Street 1: 52 SCHOOL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,605 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 2098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5605		Sq. Ft.	Site		0	80.	1.05	9									470,520						470,500	

Legal Description							User Acct
							82902
							GIS Ref
							GIS Ref
							Insp Date
							04/18/18

 Total Card / Total Parcel
 734,900 / 734,900
 734,900 / 734,900
 734,900 / 734,900

Parcel ID	128.0-0002-0023.0	Entered Lot Size
Date	12/18/2019	Date
Time	00:22:55	Time

!10011!	
PRINT	
Date	Date
12/11/20	12/11/20
Time	Time
10:22:55	08:39:26
LAST REV	
Date	Date
04/12/19	04/12/19
Time	Time
danam	danam
PAT ACCT.	
Notes	Notes
10011	10011
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	1061-184		9/1/1989		206,500	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/17/2018	1887	Insulate	5,724	C					4/18/2018	Meas/Inspect	CC	Chris C					
									11/22/2008	Meas/Inspect	345	PATRIOT					
									1/15/2000	Inspected	197	PATRIOT					
									12/16/1999	Mailer Sent							
									12/2/1999	Measured	243	PATRIOT					
									10/1/1991		PM	Peter M					

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Average			SCUTTLE. BMT RRM UNHEATED. OF=BMT SINK.													
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Fair																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1													
Color: YELLOW				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper													
Grade: C	- Average			CONDOS INFORMATION				Lvl 2													
Year Blt: 1927	Eff Yr Blt:			Location: 1				Lvl 1													
Alt LUC:	Alt %:			Total Units: 1				Lower													
Jurisdct:	Fact: .			Floor: 1																	
Const Mod:				% Own: 1																	
Lump Sum Adj:				Name: 1																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL										
Prim Int Wall: 2	- Plaster			Functional: 1		%		1	6	3	M										
Sec Int Wall: 1	%			Economic: 1		%															
Partition: T - Typical				Special: 1		%															
Prim Floors: 3	- Hardwood			Override: 1		%															
Sec Floors: 4	- Carpet	25	%	Total: 31		%															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES													
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:				Size Adj.: 1.32654643																	
Electric: 3	- Typical			Const Adj.: 0.97757620																	
Insulation: 2	- Typical			Adj \$ / SQ: 162.100																	
Int vs Ext: S				Other Features: 76800																	
Heat Fuel: 1	- Oil			Grade Factor: 1.00																	
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod: 1																	
% Heated: 100				LUC Factor: 1.00																	
Solar HW: NO				Adj Total: 377728																	
% Com Wall				Depreciation: 117096																	
				Depreciated Total: 260632																	
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1													
SPEC FEATURES/YARD ITEMS				PARCEL ID 128.0-0002-0023.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
3	Garage	D	Y	1	10X20	A	AV	1927	27.50	T	40	101			3,300		3,300				
19	Patio	D	Y	1	10X10	A	AV	1998	6.00	T	16.8	101			500		500				
More: N	Total Yard Items:	3,800		Total Special Features:			Total:	3,800													